

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, February 22, 2010, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

On Monday, January 25, 2010, the following members continued the following matter, at the request of the Applicant, to February 22, 2010:

YORK, STROTHER, EGAN, VARIN AND UNDERWOOD

J & W ASSOCIATES: 155 Medway Street, Lots 150 & 167 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 425.2(A), 704.2(A), 705.1 and 705.3 in the proposed construction of a 5-space accessory parking area within the front yard. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front yard paving restriction at Section 704.2(A), which limits front yard paving to 33 percent, the applicant proposes 63 percent (including the existing

driveway), minimum size of parking spaces, and entrance & exit to parking spaces. The existing structure legally contains 12 dwelling units. The lots in question together contain approximately 7,405 square feet of land area.

NEW MATTERS

BROWN UNIVERSITY IN PROVIDENCE IN THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS: 222 Richmond Street (222-282 Richmond Street, 30 Ship Street, 317-349 Eddy Street and 53 Elm Street), Lot 132 on the Tax Assessor's Plat 21 located in a Downtown-Mill District D-2 Zone. The applicant seeks a special use permit pursuant to Section 503.5(C) for a higher education institutional use outside of an Institutional Zone. The proposed use is academic offices and teaching facilities for the applicant's Alpert Medical School. Offices and medical uses are permitted within the D-2 district by right for any user other than an institution. No new building will be constructed; the applicant proposes to use the existing office building that would be converted to serve as a Medical Education Building. Minor alterations will be made to the exterior to increase transparency, create a more significant entrance, and relocate the loading dock. No dimensional variances are required. The lot in question contains approximately 63,437 square feet of land area.

OPENDOORS, OWNER AND OPENDOORS HOUSING, LLC,

APPLICANT: 479-481 & 485-487 Plainfield Street, Lots 573 and 574 on the Tax Assessor's Plat 107 located in a Limited Commercial C-1 Zone and Residential R-2 Two-Family Zone. The applicant seeks a dimensional variance to obtain relief from Sections 304, 305, 412.3, 427.5 and 704.2(D) and a special use permit for parking relief at Section 703.2 pursuant to Sections 707 and 707.1 in the proposed conversion of the existing manufacturing building into 19 residential apartments and offices for the applicant, a non-profit community service organization. The applicant is requesting relief from regulations governing minimum lot area per dwelling unit, minimum front yard, maximum lot coverage, and setback for roof structures related to a new rooftop exit corridor from the third floor. The lots in question together contain approximately 23,395 square feet of land area.

JOSEPH M. LUSI: 116-118, 120-124 Calverly Street, Lots 126 & 151 on the Tax Assessor's Plat 67 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 304.1(5) in the proposed subdivision of the subject lots into two new lots. One lot would consist of 5,510 square feet of land area upon which the existing commercial structure would remain at 116-118 Caverly St. A second new lot would contain 6,080 square feet of land area upon which the existing residential structure would remain at 120-124 Calverly St. The applicant is requesting a dimensional variance from regulations governing side yards and minimum lot frontage, whereby the proposed new lot supporting the commercial structure would be

created with a frontage of 43.91 feet instead of the required 50 feet. The lots in question together contain approximately 11,590 square feet of land area.

56 ASSOC.: 210-212 Fourth Street, Lot 77 on the Tax Assessor's Plat 93 located in a Residential R-1 One-Family Zone; to be relieved from Sections 201.8, 303-use code 57, 607.1 and 703.2 in the proposed inclusion of bicycle sales and service within the existing structure that also provides auto sales and service. The applicant seeks a use variance for the proposed new use, a dimensional variance for a new 8' x 4' sign, and a special use permit for parking relief at Section 703.2 pursuant to Sections 707 and 707.1. The lot in question contains approximately 10,500 square feet of land area.

7:00 P.M.

TRINITY UNITED METHODIST CHURCH, OWNER AND TRINITY RESTORATION, INC., APPLICANT AND LESSEE: 389-393 Broad Street (9-23 Bridgham Street & 7-79 Central Street), Lots 505, 643 & 650 on the Tax Assessor's Plat 30 located in a General Commercial C-2 Zone and within the Commercial Corridor Overlay District (CCOD); to be relieved from Sections 404, 507.1(G), 507.3(A), 507.3(B), 507.3(C), 507.4(E), 507.4(H), 507.6(D) and 703.2 in the proposed conversion of the existing parish hall and theater space and to construct a new freestanding building (16,200 square feet) and a detached amphitheater for the use as a charter school for the performing arts. This proposal is permitted as of right within the

commercial district; the applicant is requesting a dimensional variance from regulations governing accessory solar uses; requirements for new buildings within the CCOD; minimum front yard; minimum frontage for new buildings; Sections 506.3(D) & 507.3(C) fence or brick wall at parking lot frontage; new buildings on a corner lot; building materials and finishes; location of parking lots; and the parking requirements. The lots in question together contain approximately 72,375 square feet of land area.

477 SMITH STREET, LLC: 477 Smith Street, Lot 182 on the Tax Assessor's Plat 69 located in a Residential R-3 Three-Family Zone, to be relieved from Section 303-use codes 24.5, 41, 42, 43 & 56 and Sections 425.1(B), 425.2(A), 607.1, 704.2(A) and 704.2(D) pursuant to Section 200. The applicant proposes to rehabilitate the existing building (previously housing wholesale and retail uses) and requests a use variance for the proposed use of the building for use code 24.5 (medical or dental offices limited to physicians, surgeons, dentists nurses or other medical, paramedical and para-dental personnel, not owned by or operated in conjunction with a hospital); use code 41 (finance, insurance and real estate services limited to banking and bank-related functions, credit services, savings and loan association and credit union, insurance carrier, personal credit agency, real estate agent, real estate developer, security and commodity trading service; use code 42 (personal service limited to apparel repair, alteration and cleaning pickup service, barber and beauty service, tanning salon, photographic service, self-service laundry and drop-off

cleaning service with maximum of two 60 pound dry cleaning machines, shoe repair service, health club, and excluding a massage parlor; use code 43 (limited business service restricted to advertising agency, business office, credit reporting and collection service, interior designer, photocopy, duplication, mailing and stenographic service, private employment service, research and development of related activities, watch, clock and jewelry repair service; and use code 56 (retail trade neighborhood establishments of 2,500 gross floor area or less and limited to apparel and accessories, household appliances, art supply, bakeries, books, newspapers and periodicals (new or used), cameras and photographic supplies (new or used), confectionery, coin or stamp shop (new or used), custom tailoring, dairy products, drug store, fabric store, floor covering-retail, florist, fruits and vegetables-retail, gift shop, groceries and delicatessens-retail, hobby shops, home furnishings and equipment, jewelry-retail, liquor store, meat and fish-retail, musical instruments and supplies-retail, neighborhood restaurant/spa, office supplies or equipment, stationery or art supplies, pet store, radio/television, audio/video and computer equipment sales and/or rental, shoe store, sporting goods and bicycles, and variety store. The applicant seeks a use variance for the above-described uses within the R-3 district, and a dimensional variance from Section 425.1(B)-canopy coverage by tree size; Section 425.2(A)-location of trees and landscaping within parking areas abutting public rights of way; and provisions for signs at Section 607.1 (freestanding and wall signs, height and area limitations of same) whereby, this proposal seeks to provide a

freestanding sign 8' x 8' attached to a single pole 16.5 feet in height (net height 24'6" above grade) and 3 wall signs at 16' x 2' each. Further relief is being sought from the front yard paving restriction at Section 704.2(A) and from Section 704.2(D) number of curb cuts. The lot in question contains approximately 12,350 square feet of land area.

MITRELIS FAMILY LIMITED PARTNERSHIP, OWNER AND JAQUES, LTD., APPLICANT: 224 Thayer Street (corner Angell St. at Fones Alley) Lot 171 on the Assessor's Plat 12 located in a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 58 for the inclusion of entertainment within the existing restaurant. The lot in question contains approximately 7,849 square feet of land area.

ARON BASKIN: 207-209 Cole Avenue, Lot 67 on the Tax Assessor's Plat 40 located in a Residential R-1 One-Family Zone; to be relieved from Sections 200.2, 201.5, 202.4, 303-use code 14, 304 and 417 in the proposed construction of a new 4.5' x 20.42' stairway addition attached to the south side of the existing one-family dwelling located at the rear of the subject property, said addition would accommodate a new interior stairway. The existing 3-family structure will remain unchanged. The applicant seeks a dimensional variance from

regulations governing the expansion of a nonconforming use, addition and enlargement of a nonconforming use by dimension, and the rear yard setback. The lot in question contains approximately 5,216 square feet of land area.

HARRINGTON CONSTRUCTION, INC.: 68 & 72 Flora Street (corner Grafton Street) Lots 383 & 384 on the Tax Assessor's Plat 72 located in a Residential R-3 Three-Family Zone;

to be relieved from Section 204.2 pursuant to Section 200.

This is a re-application for the same relief (dimensional variance) as applied for and granted by the Zoning Board on November 9, 2006. That variance expired because a new building permit was not issued. This re-application is for the proposed construction of a 22' x 36' single-family dwelling on Lot 384. The existing two-family structure on Lot 383 will remain unchanged. Each lot consists of 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on Lot 384.

MAKHOUF, LLC, OWNER AND NARA, LLC, APPLICANT: 244-252 Atwells Avenue, Lot 1049 on the Tax Assessor's Plat 28 located in a

General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 58 for the inclusion of entertainment within the existing restaurant located at the westerly portion of the first floor. The lot in question contains approximately 2,764 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, FEBRUARY 22, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, FEBRERO 22, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2010

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.

Monday, February 22, 2010 at 5:30 P.M.

Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.

Monday, April 26, 2010 at 5:30 P.M.

Monday, May 24, 2010 at 5:30 P.M.

Monday, June 28, 2010 at 5:30 P.M.

Monday, July 26, 2010 at 5:30 P.M.

Monday, August 23, 2010 at 5:30 P.M.

Monday, September 27, 2010 at 5:30 P.M.

Monday, October 25, 2010 at 5:30 P.M.

Monday, November 22, 2010 at 5:30 P.M.

Monday, December 27, 2010 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740, ext. 376